



KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

LO-992

PARK PLACE CENTER

FOR LEASE



9011-23 PARK BLVD.
SEMINOLE, FL 33777

- 1 SUITE LEFT – OFFICE /RETAIL
- SUITE SIZE: 2,200 SF
- GOOD SIGNAGE
- INGRESS / EGRESS ON PARK BLVD. & 91 ST.
- PARKING: 5/1000
- **LEASE RATE: \$10.00/SF + \$2.00 CAM**



1744 N. Belcher Rd., Clearwater, FL 33765 ■ Telephone 727-441-1951 ■ Fax 727-449-1724

www.kleinandheuchan.com



ADDRESS: 9011-23 Park Blvd.
Seminole, FL 33777

LOCATION: On north side of Park Blvd., 2 blocks west of Starkey Rd. / Park St. intersection.

LAND AREA: 2.1 acres
DIMENSIONS: 238' x 325'

ZONING: CG – City of Seminole
LAND USE: CG
FLOOD ZONE: "AE" - Flood Insurance Required

IMPROVEMENTS: 20,342 SF

LEGAL DESCRIPTION: Lengthy, in office

YEAR BUILT: 1986 – renovated 2004

UTILITIES: Electric - Duke Energy
Water & Sewer- Pinellas County

PARKING: 5/1000

PRESENT USE: Retail & Office
LEASE RATE: \$10.00/SF + \$2.00 CAM

PARCEL ID #: 26-30-15-48276-001-0240
TRAFFIC COUNT: 48,000 VPD

NOTES: This 2,200 SF, suite is currently built-out as office and has 2 restrooms. Good signage, parking & maintenance. This suite was previously used as a Title Company and is ready to move into.

KEY HOOK #: 47
K&H SIGNAGE: 3' x 4'

ASSOCIATE: Joseph Santolucito
LISTING CODE: LO-992-3-32

SHOWING INFORMATION: Contact listing associate.

LEASING INFORMATION

SPACE AVAILABLE: Unit # 203 & 204 SF 2,200 SF

PROJECT SIZE: 20,342 SF

PARKING: 5/1000

RENT: \$10/SF + CAM

ESCALATION: 3%

CAM: \$2.00/SF includes, Outside Maintenance, Common Area Electric, Water & Trash

OCCUPANCY: Immediate

OTHER CHARGES	LESSOR	LESSEE
Real Estate Taxes	X	
Insurance: Building & Property	X	
Insurance: Personal Property & Liability		X
Trash	X	
Exterior Maintenance	X	
Interior Maintenance		X
Water	X	
Management	X	
Electric		X
Janitorial		X

MINIMUM TERM: 1 year (longer lease terms available)

SIGNAGE: On space & sign

